

NC Zoning District Regulations

The Neighborhood Commercial District is intended to allow clusters of retail businesses and services that serve the daily needs of nearby residential areas.

Permitted Uses

Single Family Residential
Community Service
Government Facilities
Religious Institutions
Linear Park
Mini Park
Neighborhood Park
Special Use Park
Minor Utility
Eating Establishments, Low Turnover

Eating Establishments without Seating
Health Services Office except Hospitals
Real Estate Sales/Rental Office
Other Office
Bank or Financial Institution
Health Club or Spa
Souvenir or T-shirt Store
Agriculture

Permitted with Conditions (See Planning Staff for Conditions)

Multifamily Residential
Mixed Use
Day Care
Telecommunications Facility

Convenience Store
Open Air Sales
Other Retail Sales or Service
Contractor's Office w/ Onsite Storage

Permitted by Special Exception (See Planning Staff for Conditions & Criteria)

Other Institutions
Community Park
Gas Sales

Major Utility
Liquor Store

Density (per Net Acre)

4 Dwelling Units
7,000 Square Feet Public & Civic
3,000 Square Feet Other Uses

Maximum Structure Height

Residential

35 feet above Base Flood Elevation
2 stories/ 1 level parking

Non Residential

35 feet above Base Flood Elevation
2 stories

Maximum Impervious Coverage

45% of Gross Acreage for Residential
45% of Gross Acreage for Nonresidential

Minimum Open Space

45% of Gross Acreage for Residential
55% of Gross Acreage for Nonresidential

Parking Requirements

For specific off-street parking requirements, see Section 16-5-1108 of the Town of Hilton Head Island Land Management Ordinance.

The above tables and code sections can be found in the Town of Hilton Head Island Land Management Ordinance. For specific use and site design questions, please call the Planning Department at 843-341-4681.